

From: [REDACTED]
To: [PI](#)
Subject: Application Number PA 151858
Date: 22 December 2015 13:22:55
Attachments: [Dec 2015 Objection PA 151858.doc](#)
[Appendix I to Dec 2015 PA 151858 11 Baillieswells Drive.doc](#)

Objection Letter and Appendix 1 for:

Re: Application Number 151858

Proposed development at 11 Baillieswells Road, Bieldside

Planning and Sustainable Development
Marischal College
Broad Street
Aberdeen
AB10 1AB

3 Baillieswells Drive
Bielside
Aberdeen
AB15 9AS
22 December 2015

Dear Sir/Madam,

Re: Application Number PA 151858

11 Baillieswells Road, Bielside: Erection of 2 no. 5-bedroom detached houses, associated access and landscaping

As indicated in the design statement, there is considerable history to this application. Whilst one immediate difference in this application, is the measured tone of the backup documentation, which for the first time, avoids the previous applications format that were dismissive of both the residents and the council. It does not change the fundamental issue on the amenity issues created by the destruction of the trees on the original plot and the proposed plan to build two 5 bedroom houses.

In the Design Statement in relation to the **Summary** it states: *“area, which was of an out-dated architectural appearance situated in the southern corner towards the rear of the site with a large overgrown garden. This house lay unoccupied for a number of years and was subsequently demolished and the site cleared in preparation for redevelopment.”*

It is difficult to understand that statement when looking at the photographs attached in **Appendix I**. They show the aftermath of the proposed development site, now that every single tree on the site has been cut down. They also show what the original green site looked like before the tree felling and bulldozing. The house lay unoccupied after the developer had bought the plot, prior to that it was part of a beautiful, well maintained Greenfield site of great importance to the amenity of the area.

Previous Application History:

“However, should this approved design proceed the remainder of the site would be rendered virtually undevelopable due to the restrictions placed on it by the proximity of the large conifers along the northern boundary.

By reducing the size of the proposed dwellings, and siting them appropriately, we aim to demonstrate that the site is of sufficient size to accommodate 2 houses, when compared to the pattern and scale of existing development on Baillieswells Road.”

The situation the developer is in is a result of the inconsistencies of the previous submissions, so starting again after 6 and ½ years is understandable. But the amenity issues

were created by the destruction of the trees on the original plot, including protected tree roots on an adjoining plot.

Design

New Proposal:

"It is proposed that the site is developed for 2 no. 5-bedroom detached dwelling houses, each with integral double garage."

How can this be in line with the neighbours' concerns when they are replacing a bungalow that was surrounded by trees that gave all the adjoining residences clear amenity rights, with two 5 bedroom houses?

Services:

The original site was a single story building set in mature grounds, it had the ability to drain rainfall. How will this proposal with 2 houses and driveways/paths be able to protect the properties at the rear of the sites? There is a significant slope on this site, but no indication on managing basic drainage at that end of the site.

Privacy

Previous applications have met with objections on the grounds of loss of privacy for the gardens of 3 & 4 Baillieswells Drive.

Interestingly as a resident, the concerns have not been met. Two houses with 10 bedrooms and 2 small trees being proposed for the plot, to replace a bungalow that had trees and bushes all around it. The scale is down slightly, but the base lack of amenity is not resolved. It is proposed to plant 2 new trees (2.5/3M) to supplement the screening between Plot 2 & 4 Baillieswells Drive. Perhaps in 25 years that may provide an element of screening, but does nothing just now. Nor does it solve the loss of amenity of 3 Baillieswells Drive (Refer attachment 1) which is not screened from Plot 2.

"The rear elevation & garden of 3 Baillieswells Drive is visually screened from the new houses by 2 existing mature Maple trees". That is applicable for the summer months, for 6 months of the year, there are no leaves and thus no mitigation to my loss of amenity. I also have concerns on the ability for these tree roots will be protected, given the developers history of damaging protected tree roots adjoining this plot

Road Safety

The proposed houses, specifically Plot 2, will create an unsafe driveway accessing Baillieswells Road and thus in effect forming a 4 way junction. Opposite the proposed drive way is Cairnlee Terrace which is a key road for 2 schools in the local area, born out by there being the 20 mph signs in place when schools are opening and closing for the day.

Trees and garden ground

“There are no existing trees within the boundaries of the site” only because the developer had them all cut down. “however there are a number of mature trees around the perimeter.” Off which mine represent 3, my concern is how long they will last if this application is allowed given this developers unfortunate history in relation to damaging tree roots in adjoining plots.

Landscaping:

“2 no. semi-mature native broadleaf trees are to be planted in the rear garden of Plot 2 to supplement the privacy to 4 Baillieswells Drive as described on page 2 of this document.” My previous comments apply, Have a look at the sight now, how will what is proposed, namely, 2 small trees protect any amenity in 3 Baillieswells Drive never mind 4 Baillieswells Drive?

So whilst I appreciate that the developer has finally tried to actually address some of the long held concerns of the residents, the council and the recorder.

It does not change the fact, a beautiful Greenfield site with a bungalow within its grounds was destroyed to be replaced with this proposal for two 5 bedroom houses and very little screening. It also creates a dangerous junction if allowed to proceed. It simply does nothing to address the amenity issues that have been there since the first submissions.

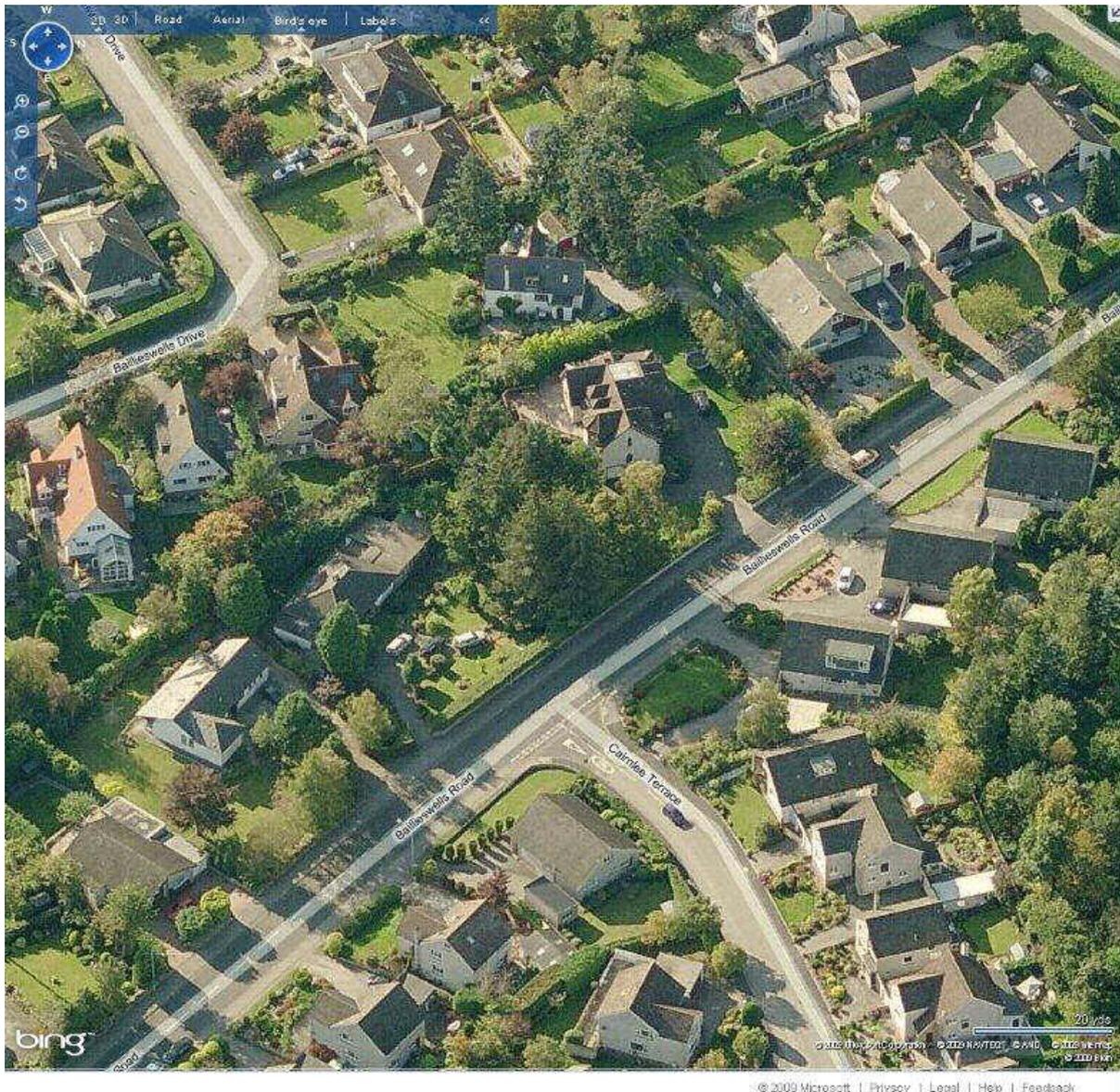
Not signed as this was sent as part of an attachment to an e mail.

Yours Faithfully,

Colin and Lynne Kennedy

Enclosed Appendix I.

**Appendix I to objection In relation to Re: Appeal number PA 151858
Proposed development at 11 Baillieswells Road, Bieldside .**



Picture 1 above illustrates the original Green field and the amenity it afforded to surrounding properties. It shows the site opposite Cairnlee Terrace prior to the developer taking down all the trees and the single story bungalow.

**Appendix I to objection In relation to Re: Appeal number PA 151858
Proposed development at 11 Baillieswells Road, Bielside .**



Picture 2 above original view and amenity from 3 Baillieswells Drive

**Appendix I to objection In relation to Re: Appeal number PA 151858
Proposed development at 11 Baillieswells Road, Bieldside .**



Picture 3 What is left from the site pictured above.

**Appendix I to objection In relation to Re: Appeal number PA 151858
Proposed development at 11 Baillieswells Road, Bieldside .**



**Appendix I to objection In relation to Re: Appeal number PA 151858
Proposed development at 11 Baillieswells Road, Bielside .**

Picture 4 and 5 above show how the developer, with no warning, chose to leave no amenity or barrier in place when taking down the trees adjacent to 3 Baillieswells Drive.

From: webmaster@aberdeencity.gov.uk
To: [PI](#)
Subject: Planning Comment for 151858
Date: 13 December 2015 12:58:29

Comment for Planning Application 151858

Name : Jackie Fleming
Address : 2 Baillieswells Drive
Bielside
AB15 9AS

Telephone :

Email : [REDACTED]

type :

Comment : This site was formerly occupied by one single-storey bungalow, surrounded by mature trees and shrubs.

If two two-storey houses were built on the site, I believe that the privacy of neighbouring houses - in particular, 3 & 4 Baillieswells Drive - would be seriously adversely affected. Furthermore, due to the nature of the site being elevated, two-storey buildings could reduce light to neighbouring properties.

I would, therefore, urge the planning team to reject the application.

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From: webmaster@aberdeencity.gov.uk
To: [PI](#)
Subject: Planning Comment for 151858
Date: 21 December 2015 15:45:59

Comment for Planning Application 151858

Name : Janette Kennedy
Address : 27 Baillieswells Drive
Bielside
Aberdeen
AB15 9AT

Telephone :

Email : [REDACTED]

type :

Comment : I am writing in order to object to planning application 151858 and to request that the application be rejected.

The developer and their agent have once again failed to answer the following

Density

Nothing in this proposal explains how 2 large houses in a plot that used to contain one bungalow is in keeping with the original plot's density. The developers agent's design proposals stating that 'Previous applications have met with objections on the grounds of loss of privacy' and 'has sought to minimise the impact on neighbouring properties by reducing the number of upper floor windows' to habitable rooms' on the perimeter of the site. How can this proposal ensure privacy for adjacent properties?

Amenity

I have reiterated my previous comments. 'This site had beautiful old trees. I was horrified when the trees were taken down to see the destruction of such a vast area of trees with total disregard to how this would affect the surrounding area. The developer has ruined the amenity of this area in the callous destruction of the trees on site. To claim that 'This house lay unoccupied for a number of years and was subsequently demolished and the site cleared in preparation for redevelopment.' Implies this happened naturally. In fact the house was left to its own devices once the developer had bought it, the clearing of the trees occurred as soon as the plot was bought. The amenity of the plot was destroyed deliberately.

Road safety.

I have lived in this area for over 34 years. I constantly use Baillieswells Road when walking my dog. The traffic on that road, and specifically going into Cairnlee Terrace at school times, is incredibly busy with schoolchildren and cars. How can a second entrance, so close to the junction with Cairnlee Terrace be safe, safety does not feature in any part of this proposal. The original house had ample driveway and parking space.

The proposal is written with little consideration for any of the properties that have already been so badly affected by what this developer has done so far. And if this proposal is allowed it, it will create a dangerous junction for a house that adversely affects the amenity of the area.

Sincerely
Janette Kennedy

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From: [REDACTED]
To: [PI](#)
Subject: Planning Application 151858 - Letter of Representation
Date: 22 December 2015 23:18:10
Attachments: [151858 Representation.docx](#)

Dear Sir,

Please find attached my Letter of Representation regarding Planning Application 151858.

I would be grateful if you would acknowledge receipt of this letter.

Regards, James Buckley

Westwinds,
13, Baillieswells Road,
Bieldside,
Aberdeen
AB15 9BB

20th December 2015.

Aberdeen City Council
Planning and Infrastructure
Business Hub 4
Marischal College
Broad Street
Aberdeen AB10 1AB

**Ref : Application Number 151858 – 11 Baillieswells Road, Bieldside
Erection of 2 no. 5-bedroom detached houses**

Dear Sir,

I have reviewed the above application and wish to register my objection.

Trees / sub-division of plot / Density

When the property at 11 Baillieswells Road was bought by the developer, the overall site contained a single property and several mature conifer trees, which were quickly felled. Damage sustained to protected trees at the neighbouring site led to further tree felling for safety reasons. Supplementary planning guidance states that “....With this in mind there will be a presumption in favour of retaining semi-mature and mature trees either within the site or immediately adjacent to it regardless of whether they are protected by a Tree Preservation Order or sited in a Conservation Area”.

With regard to the application, I maintain that the nature of the site before the removal activity should remain be of prime consideration. It is regretful that the trees are now gone, but a more suitable re-planting process should be put in place than that being proposed.

This latest application does however make better provision for tree retention and safety than previous applications. Although all measurements are not provided, I note with detailed interest that the distance from the boundary of nos. 11 and 13 Baillieswells Road is specified to be 9.6m, this distance serving as a tree-root protection buffer zone. Should this application be approved, I expect that this 9.6m perimeter will be demonstrably protected by tree protection fencing during construction to stop any further mechanical grubbing of roots of protected trees, and that such ring-fencing would be stipulated as a condition. As we know, such protection was not used during past excavation work on the land leading to significant damage of tree roots.

I maintain that the Density of the overall building area is excessive in relation to the surrounding area, and that the building line of properties on Baillieswells Road disrupted by the positioning of the two buildings.

Road Safety

Both proposed houses would allow for significantly greater person occupancy than the one they replace, and have density of building that reduces the potential parking/turning space within each plot.

Such houses as proposed generally attract occupants with multiple vehicles. As a consequence, due to the inadequate parking/turning space within each of two sites, there is an increased risk that unsafe manoeuvres will be attempted on to Baillieswells Road, up an incline and potentially in reverse gear. Given that Baillieswells Road is a busy one generally and increasingly so over the last couple of years, and that the Cairnlee Terrace route is a common one for school traffic and school children, such a manoeuvre at the proposed exit would be highly dangerous. I know the road well as I have lived here for many years and have children crossing the road daily to school.

The other likely consequence of inadequate parking/turning space within each site will be that vehicles are more likely to be parked on Baillieswells Road itself. Currently, you rarely see vehicles parked on Baillieswells Road, at any point. Most residents, like myself, would encourage visitors to park in the driveway for safety reasons. This is due to the steepness of Baillieswells Road and the speed that traffic travels along it. A parked vehicle on this road presents a hazard to passing vehicles that can often only safely be negotiated by one vehicle yielding. If vehicles are parked on the road outside the proposed sites this would force northbound traffic into the middle of the road at a dangerous point opposite the mentioned junction with Cairnlee Terrace.

These safety issues can be resolved by retention of a single development with appropriate turning/parking space within it.

I do not object to the replacement of the previously existing property, but maintain that it is better replaced with a single dwelling located appropriately within a single plot.

Yours Faithfully,

James Buckley

From:
To: [PI](#)
Subject: Objection to Aberdeen City Planning Application PA-151858
Date: 16 December 2015 17:14:56
Attachments: [PA 151858 appeal objection LW 151215.docx](#)

Please find attached a letter detailing my objection to the subject planning application relating to 11 Baillieswells Road

Lisa Wood
Internal Auditor

Tel [REDACTED] E-mail:
TOTAL E&P UK Ltd, Crawpeel Road, Altens Industrial Estate, Aberdeen, AB12 3FG

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Registered Office 18th Floor, 10 Upper Bank Street, Canary Wharf, London E14 5BF.
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Mr & Mrs M Wood

24 Baillieswells Road
Bielside
Aberdeen
AB15 9BB

15th December 2015

Aberdeen City Planning and Sustainable Development

Marischal College

Broad Street

Aberdeen AB10 1AB

Dear Sir/Madam,

Reference: PA-151858

11 Baillieswells Road, Bielside: Erection of 2 no. 5-bedroom detached houses, associated access and landscaping

We are writing in order to object to the above referenced planning application and to request that the appeal be rejected.

As a general point, we do not feel that the revised plans sufficiently address the concerns we have raised in previous objection letters.

Our objection to the plan falls into three main categories

1. Amenity of Area

The developer has continued to ignore the concerns of the local residents about the plans being out of keeping with the local area in terms of density and scale. In several places reference is made to the semi-derelict and overgrown condition of the property at 11 Baillieswells Road. In fact the property was very well-maintained by the long-term previous owners, and only fell into dereliction when it passed to the developer's ownership. The scale and density of the site will be completely out of keeping with the rest of the properties in the area.

2. Road Safety –

Whilst this has been previously dismissed, road safety continues to be a real concern for residents in the area that have children who walk or cycle to school – something that Health Authorities are trying to encourage for the health of our future generations. Residents continue to drive their children to school though they live within easy walking distance for fear that they will be seriously injured crossing Baillieswells Road at this particular junction. My own children are drilled continually on staying clear of the junction as much as possible, to walk past it quickly and the stay close to the boundary walls to protect themselves. A larger house with more cars and an additional residence at the junction to Cairnlee Avenue will increase the risk of accidents at the junction which is already very busy at school drop-off and pick-up times. Road safety has become an increasing concern with higher traffic volumes and speeds that are only likely to worsen with the new high capacity offices being built in Westhill and Kingswells.

3. Trees –

The developer has shown complete disregard for the protection of the green spaces in the area and in particular the mature trees and shrubs that are such a key feature of the neighbourhood. Protected trees were felled without consultation and prior to any planning permission for the demolition carried out on the site. Remaining trees had to be felled for safety reasons. It appears highly unlikely that the existing trees on the site can be adequately protected from root damage that will lead to their being felled also. The developer continues to maintain that the significance of the trees relate only to three properties, but they do in fact affect the overall appearance of the whole area. Bielside is a leafy suburb, and not a high density housing area – that is why we residents have chosen to live in the area. The trees and shrubs already destroyed by the developer have had a significant impact on the area, reducing protection from road noise and pollution and impacting the overall countryside feel of the neighbourhood. The further removal of trees that would inevitably result from the approval of this second house would have a long lasting impact on the local environment.

In summary, the revised plans fail to take consideration of the concerns of residents whose amenity is affected by the development. The residents are uniformly of the opinion that the development is neither in keeping with the local style, nor being conducted in a way that demonstrates respect either for the environment, the community or for due process. For the above reasons I object to the erection of the new dwelling houses at 11 Baillieswells Road, Bielside.

Yours Faithfully,

Not signed as submitted electronically

Lisa Wood
Resident, 24 Baillieswells Road

From: webmaster@aberdeencity.gov.uk
To: [PI](#)
Subject: Planning Comment for 151858
Date: 24 December 2015 16:03:27

Comment for Planning Application 151858

Name : Philip Highton
Address : 4 Baillieswells Drive,
Bielside,
Aberdeen,
AB15 9AS

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Re: Application Number PA 151858: ’11 Baillieswells Road, Bielside: Erection of 2 x 5 bedroom detached houses, associated access and landscaping’

I would like to object to the new planning application as I do not feel that it is substantially different from the previous applications which have been refused for this site over the years. Not enough has been put forward to protect my privacy. The planning application is very similar to the previous one; except for the slightly different siting of the two houses and the inclusion of two small trees in one of the gardens. This is not enough to alleviate my privacy concerns, both for myself and for future residents.

The plans submitted by the developer have gone some way to alleviate some of the concerns raised by the previous submission. In particular the siting of the most northerly of the two properties is close to trees in the adjoining garden of 12 Baillieswells Road with the negative impact of the stability of the root systems and the potential for damage to our property should the stability of these trees be compromised. The siting of the properties further away from the boundary with 12 Baillieswells Road would appear to improve this issue.

The key issue for me as owner of 4 Baillieswells Drive is that of privacy, given that the vast majority of our property will be overlooked from the most northwesterly property at adult head height. In addition, there is a clear line of sight from the most northwesterly of the proposed properties through all our ground floor and first floor windows (including bedrooms). The proposal to plant two new trees with a height 2.5-3 metres is clearly going to provide little additional cover (for the foreseeable future) and our previous suggestion (in our letter dated 10:6:15) of tree planting parallel to the length of our property to a height of 5-6 metres as possibly providing an effective screen relating to the previous application (Your ref: PPA-100-2059) has not been taken into consideration. In addition, if enough trees of a sufficient height and density were planted there would appear to be no guarantees that this screening would remain in place: particularly since the developer felled the mature trees (including protected trees) that were in place along the boundary with our property. The main issue regarding the lack of privacy between the development of the site is entirely of the developers making: due to the removal of the cover provided by mature trees along the boundary with our property coupled with the demolition of the single bungalow that previously existed on the site. The revised plans have done little to alleviate this problem.

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15 Baillieswells Road
Bielside
ABERDEEN
AB15 9BB

18th December 2015

Aberdeen City Council
Planning & Infrastructure
Marischal College
Broad Street
ABERDEEN

Dear Sirs,

OBJECTION TO PLANNING APPLICATION No. 151858 (11 BAILLIESWELLS ROAD)

I wish to object to the above planning application and request that it be rejected by the Planning and Infrastructure Department. I have studied the proposals with care and object on several grounds.

The Design Statement misrepresents the site and its environment:

- The description of the site is misleading. The previously existing house at No.11 was not 'unoccupied for several years'. The house was in good condition and was occupied up until its purchase by the developer in 2009. The garden was well maintained by the owner and was not 'overgrown'.
- The house and garden made a positive impact on the amenity of the neighbourhood. The garden has been allowed to become unsightly since the developer purchased No.11 and demolished the house in presumption of gaining planning permission.

Inappropriate Scale and Massing

The scale and massing of the development is out of proportion with the surrounding neighbourhood. All of the properties leading up to the proposed development are well spaced and are of cottage or bungalow style houses that are significantly smaller. There is no accurate illustration provided of the relationship between the proposed buildings and the adjoining properties. The proposed houses are closely packed and the building line of the street would be disrupted by the development. Although no accurate scaled drawings are provided, the plans would suggest that over 40% of the plot would be occupied by the buildings, driveways and paths.

Road Safety Concerns

The proposed houses have garages suitable for only one family car and the turning area has been greatly reduced when compared with the turning area of the house that occupied the site previously. With a second car parked on the driveway there is inadequate turning area and cars would have to reverse out onto the main road at a dangerous junction. This is hazardous given the speed and density of traffic on the road and the use of the pavement at this junction on school days by children crossing to/from Cults Primary School and Cults Academy. This is particularly so for the second driveway proposed which would face the junction with Cairnlee Terrace.

Loss of Urban Green Space

The site was occupied previously by a modest bungalow. Mature trees occupied the garden and it was significant as urban green space. The trees in particular had a positive impact on the neighbourhood. It is regrettable that they were felled seemingly in presumption of gaining planning consent redevelop the plot and that damage was caused to neighbouring trees which then had to be felled for safety reasons.

The loss of the trees has significantly adversely affected the landscape character in the neighbourhood. Redevelopment of no.11 must provide for significant re-planting to restore

the site to its former environmental amenity. To propose planting only two trees is wholly inadequate.

Bielside is characterised by its trees which are a particularly important feature of the neighbourhood and provide a sense of wellbeing and amenity for residents and a haven for wildlife. The development as proposed would contravene the City Council's guidance on trees and woodlands. There is quite rightly a presumption against all development that will result in the loss of or damage to established trees that contribute significantly landscape character or local amenity.

For the above reasons, I respectfully ask the Planning and Infrastructure Department to reject this planning application. In my opinion the site is suitable for redevelopment by a single house sited in a re-planted garden.

Yours faithfully,

Andrew Macaulay